

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – JUNE 19, 2012– 5:00 P.M.
POLICE LIBRARY, CITY HALL**

Ottesen called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:04 p.m.

Commission Members in attendance were: Andera, Berry, Ottesen, Potter, Quirk and Toepfer.

Commission Member(s) absent were: Linda and Olsson.

Others Present: 8 citizens were also present at the meeting.

Approval of Agenda

Stacy and Shirley Van Arsdale noted that they live at 214 Highland Boulevard and that they would like to be able to address the Commission with some questions.

Rick Hurtado noted that he also had questions for the Commission regarding the Veterans Memorial Hall located at 655 Cedar Street.

Quirk noted that she would also like to see the Dunsmore House listed under the reports section of the agenda.

Motion made by Quirk, seconded by Potter to approve the amended agenda to include discussion on 214 Highland Boulevard, 655 Cedar Street and the Dunsmore House. Motion carried unanimously.

Approval of Minutes

Toepfer noted that she was present at the last meeting and would like the minutes to reflect that she was there.

Motion made by Quirk, seconded by Potter to approve the amended minutes of the May 15, 2012 Regular Meeting. Motion carried unanimously.

Hearings

1. Request for a Certificate of Appropriateness at 1141 Independence Avenue to replace the existing 12' x 18' (216 SF) detached garage with a 24' x 24' (576 SF) detached garage.

Andera gave the staff report noting that the applicant is requesting to replace the existing 216 SF detached garage with a new, 576 SF detached garage. Andera noted that the new garage would be located behind the house at 1141 Independence Avenue and would not have much, if any visibility from the street. Andera also noted that the Commission approved a similar request at 1000 Vine Street, and that that garage had much more visibility from the street. Andera noted that the house is rated as a "C" structure for architectural significance, and is rated as an "A" structure in terms of historical significance.

Berry questioned where the new garage would be located. Mica Lorenz, the owner of the property noted that it would be located in the same location of the current garage, which is located in the northwest corner of the lot. Troy Even of Action Garage noted that the new garage would be setback approximately 14' from the alley.

Berry questioned if the new roofline of the garage would be parallel with the roofline of the house, or would it be perpendicular. Even noted that the roofline would be perpendicular to the roofline of the house.

Ottesen questioned if the pitches of the roofs would be similar. Even noted that the house appears to be a 6/12 pitch, and the new garage will be a 5/12 pitch.

Motion made by Quirk, seconded by Potter to approve the request for a Certificate of Appropriateness to build a new 24' x 24' (576 SF) detached garage at 1141 Independence Avenue. Motion carried unanimously.

2. Request for a Certificate of Appropriateness at 110 Highland Boulevard to replace the existing wood windows with vinyl replacement windows.

Andera gave the staff report noting that the applicant is requesting to replace the existing wood windows with vinyl windows. Andera noted that the house is rated as a "C" structure for architectural significance, and is rated as an "A" structure in terms of historical significance. Andera noted that the applicant's contractor had started the project prior to getting a building permit, and stopped work after they received a call from the Building Inspections Department noting that replacement of the windows needs to get approval from the Historic Preservation Commission. Andera noted that up to date, 12 of the 17 windows of the house have been replaced.

John Skarlis, contractor from Community Builders noted that the house is currently sided with aluminum siding and that there are also aluminum storm windows on the house. Skarlis noted if the applicant is required to put in wood windows, all the trim in the house will also need to be replaced.

Jeremy Blakenship, owner of the property noted that some of the windows are currently not operational, noting that some glass panes are coming out, and the sashes are rotted. Blakenship noted that the appearance of the new windows will match the current appearance of the wooden windows, and that the muttons on the upper half of the windows would match what is already on the current windows.

Nycole Blakenship noted that they are currently having trouble with pests, noting that wasp are able to get in through some spots on the windows. Nycole Blakenship also noted that the windows are not energy efficient and during the summer months, the temperature on the 2nd level of the house is sometimes in the mid to upper 80s. Blakenship noted that the new windows would make the home much more energy efficient and keep a lot of the heat out.

Quirk noted that she recognizes there are different types of technology and appearances to more modern materials, and believes the Commission should be more educated and embrace some of the new technologies that are currently out there.

Potter noted that she had concerns that if the request is approved, how can it be made clear that a precedence is not being set.

Ottesen noted that unfortunately, it appears the structure has gone through many wrong changes over the years, noting the use of aluminum siding and aluminum storm windows. Ottesen noted that with these numerous changes over the years, it appears that some of the historical character of the house has been taken away.

Motion made by Potter, seconded by Quirk to approve the request for a Certificate of Appropriateness to install vinyl replacement windows at 110 Highland Boulevard be approved, with the conditions that the new windows match the appearance of the previous wood windows, and that approval of this request does not assume a precedence is being set, and that each case brought before the Commission

is reviewed by a case-by-case basis, which weigh into consideration that certain requests have different circumstances. Motion carried unanimously.

Reports

1. Main Street

Ottesen gave the Main Street report, noting that the organization has been very busy recently, noting they have been working on FridayLoo events, as well as the most recently held My Waterloo Days celebration.

2. Silos and Smokestacks

No report was given.

3. Grout Museum

No report was given.

4. Rath Administration Building Project Update

Andera noted that he had no new news to report.

Discussion Items/Possible Action Items

1. WBM Marine Building – 401-409 Franklin Street

Ottesen noted that the former WBM Marine building is up for sale and a potential buyer has plans to purchase and demolish the building. Ottesen noted that plans for the site are to construct a strip mall with parking out towards the front of the building.

2. Historic Preservation Awards

Commission members noted that the ceremony went well and wanted to give a special thanks to the Brown Bottle for housing the ceremony this year. Commission members noted that one thing they would like to see done better next year is being more prepared for the presentation.

3. Potential Locally Designated Downtown District

No discussion.

4. Guidelines Revision

No discussion.

5. Dunsmore House

Poll noted that the historic Dunsmore house was up for sale and a realtor had mention that several offers have been placed on the property, most potential having the intent to demolish the home. Poll noted that after checking through some records, he could not find any documentation that this property had local landmark status. Poll noted that if the property was not a local landmark the Commission would have no review if the property was too be demolished. Poll noted that he did find that the City had first right of refusal, which means the City would have the ability to match any offer made on the home. Poll noted that he did not know if the City would have the funding or desire to acquire the property.

Ottesen noted that Poll should check through the records near when the Highland district was made a local district noting that the Dunsmore house would probably have been added about the same time. Potter noted that Poll should check and see when it was added to the National Register of Historic Places and it may have been locally nominated about that time.

Quirk questioned how much the current owner paid for the home. Poll noted that he was not sure. Quirk noted she would like to know and asked Poll to check with the County to get that figure as she felt the current owners may be trying to profit from the home.

6. 214 Highland Boulevard

Stacy and Shirley Van Arsdale noted that they live at 214 Highland Boulevard and they had some questions on what they could do to their house in terms of roofing. Stacy Van Arsdale noted that they have seen a building recently that has standing seam steel, and copper colored roof that they thought would look good on their house and questioned the Commission if a steel roof would be a possibility. Shirley Van Arsdale noted that they currently have a leak in their roof. Ottesen questioned what kind of roof do they currently have. Stacy Van Arsdale noted that they currently have an asphalt shingle roof.

Berry noted that more than likely, the original shingles for the house were wood shakes. Berry also noted that he felt a steel roof on the house would not match the characteristics of the house and area. Berry also noted that he put steel shingles on his house that match what was there before, noting that this could possibly be a route that the Van Arsdale's could look at.

Stacy Van Arsdale noted they would like to put a patio on the south side of their house and questioned if they would need any type of approval from the Commission. Berry noted that he believes that there does not need to be any Commission review. Ottesen questioned if they were planning to put up any fencing. Stacy Van Arsdale noted that they have no plans to do such and noted they would like to construct a fire pit. Ottesen noted that they new improvements should take into account the character of the existing house.

7. Veterans Memorial Hall – 655 Cedar Street

Rick Hurtado noted that he serves on the board for Veterans Memorial Hall Commission and wanted to question the Commission on whether or not it would be permissible to place either vinyl or aluminum covering on the wooden soffit. Berry noted that the Commission would prefer the soffit is painted, rather than covering it up with aluminum or vinyl. Ottesen also noted that it would be the preference of the Commission that it remained uncovered and repainted.

Andera noted that the City of Waterloo owns the building, and it will be up to the City on whether the soffit is painted or covered up.

Mr. Hurtado agreed that the soffit should just be repainted, but just wanted to address the Commission on any other options they might have.

Adjournment

Motion made by Potter, seconded by Quirk to adjourn the meeting. Motion carried unanimously.

Meeting was adjourned at 6:10 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tim Andera". The signature is written in a cursive style with a large initial "T" and "A".

Tim Andera,
Associate Planner